

COMM SW COR OF SE1/4 OF SE1/4, R  
NE 28 DEG 454.91 FT FOR POB, CON  
SE 100 FT, SW 217.8 FT, NW 100 F

COTHRAN CHRISTINA NICOLE  
3607 SW SISTERS WELCOME RD  
LAKE CITY, FL 32024

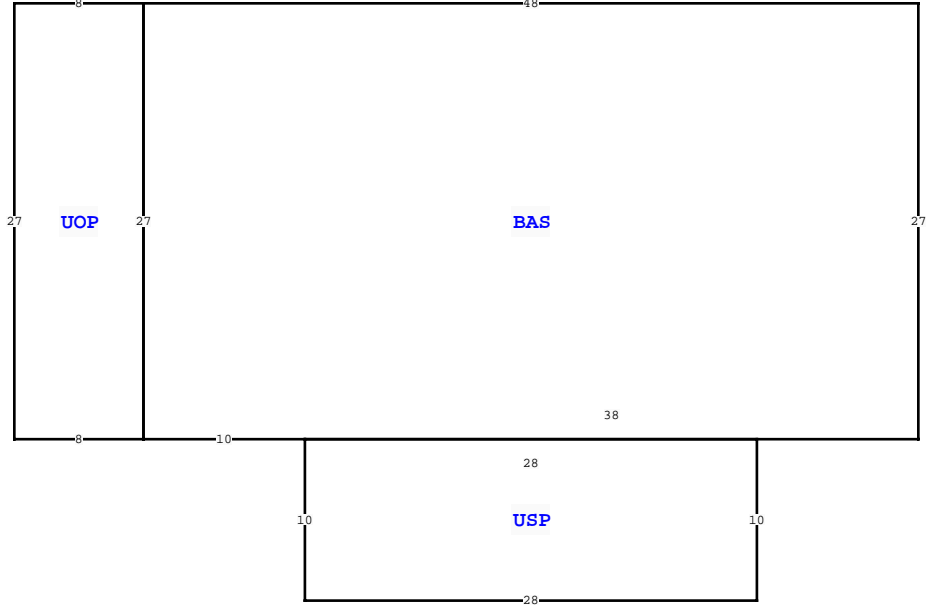
2026

14-4S-16-02960-006



| ELEMENT          |                  | CD          | CONSTRUCTION |              |                      |
|------------------|------------------|-------------|--------------|--------------|----------------------|
| Exterior Wall    | 31               | VINYL       | SID          | 100          |                      |
| Roof Structur    | 03               | GABLE/HIP   |              | 100          |                      |
| Roof Cover       | 12               | MODULAR     | MT           | 100          |                      |
| Interior Wall    | 05               | DRYWALL     |              | 100          |                      |
| Interior Floor   | 14               | CARPET      |              | 90           |                      |
| Interior Floor   | 08               | SHT         | VINYL        | 10           |                      |
| Air Condition    | 03               | CENTRAL     |              | 100          |                      |
| Heating Type     | 04               | AIR DUCTED  |              | 100          |                      |
| Bedrooms         |                  |             |              | 3 100        |                      |
| Bathrooms        |                  |             |              | 2 100        |                      |
| Stories          | 1.               |             |              | 1. 100       |                      |
| Architctual      | 01               | CONV        |              | 100          |                      |
| Units            |                  |             |              | 0 100        |                      |
| Condition Adj    | 03               |             |              | 03 100       |                      |
| Kitchen Adjus    | 01               |             |              | 01 100       |                      |
| Quality          | 05               |             |              | 05           |                      |
| DOR CODE         | 0200 MOBILE HOME |             |              |              |                      |
| MAP NUM          |                  | MKT AREA    |              | 06           |                      |
| NEIGHBORHOOD/LOC | 14416.00 1.00/   |             |              |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR         | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,296            | 100         |              | 1,296        | 36,050               |
| UOP              | 216              | 25          |              | 54           | 1,502                |
| USP              | 280              | 35          |              | 98           | 2,726                |
| TOTALS           | 1,792            |             |              | 1,448        | 40,278               |

| MARKET ADJUSTMENTS |            |             |                   |                |                |     |                 |      |      |      |        |
|--------------------|------------|-------------|-------------------|----------------|----------------|-----|-----------------|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA   | TOT ADJ PTS       | EFF. BASE RATE | REPL. COST NEW | AYB | EYB             | ECON | FNCT | NORM | % COND |
| 1                  | MOBILE HME | 100% - 2020 |                   |                |                |     |                 |      |      |      |        |
|                    |            |             | Heated Area: 1296 |                |                |     | HX Base Yr 2020 |      |      |      |        |



| COLUMBIA COUNTY PROPERTY                          |             |     |             |
|---|-------------|-----|-------------|
| VALUATION SUMMARY                                 |             |     | PAGE 1 of 2 |
| VALUATION BY                                      |             |     | STANDARD    |
| Tax Group: 2                                      | Tax Dist:   |     |             |
| BUILDING MARKET VALUE                             |             |     | 40,278      |
| TOTAL MARKET OB/XF VALUE                          |             |     | 16,375      |
| TOTAL LAND VALUE - MARKET                         |             |     | 9,750       |
| TOTAL MARKET VALUE                                |             |     | 66,403      |
| SOH/AGL Deduction                                 |             |     | 8,487       |
| ASSESSED VALUE                                    |             |     | 57,916      |
| TOTAL EXEMPTION VALUE                             | HX HB       |     | 32,916      |
| BASE TAXABLE VALUE                                |             |     | 25,000      |
| TOTAL JUST VALUE                                  |             |     | 66,403      |
| NCON VALUE  |             |     | 0           |
| INCOME VALUE                                      |             |     |             |
| PREVIOUS YEAR MKT VALUE                           |             |     | 66,403      |
| SALE:3:1: HAS WELL & SEPTIC TANK-NOT TYPICAL SALE |             |     |             |
| SALE:2:1: ASSESSED 217.80 FF                      |             |     |             |
| PERMIT NUM  | DESCRIPTION | AMT | ISSUED      |

| SALES DATA                    |           |           |       |       |        |            |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1376/1475                     | 1/15/2019 | WD        | Q     | I     | 01     | 74,000     |
| GRANTOR: JOHN & LYNETTE PEART |           |           |       |       |        |            |
| GRANTEE: CHRISTINA NICOLE CO  |           |           |       |       |        |            |
| 1340/1829                     | 7/07/2017 | WD        | Q     | I     | 01     | 37,500     |
| GRANTOR: JOHN HENRY DOUGLAS   |           |           |       |       |        |            |
| GRANTEE: JOHN & LYNETTE PEAR  |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1              | 0294       | SHED WOOD/  | 0   | 100 | 8  | 8  | 1.00   | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 200             |       |
| 2              | 0252       | LEAN-TO W/  | 0   | 100 | 8  | 23 | 184.00 | UT | 2.00     | 2.00           | 50        | 1994    | 1994        | 3 | 50     | 184             |       |
| 3              | 9945       | Well/Sept   | 0   | 100 | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 4              | 0252       | LEAN-TO W/  | 0   | 100 | 7  | 11 | 77.00  | UT | 2.00     | 2.00           | 50        | 1994    | 1994        | 3 | 50     | 77              |       |
| 5              | 0166       | CONC, PAVMT | 0   | 100 | 10 | 30 | 300.00 | UT | 2.00     | 2.00           | 100       | 1994    | 1994        | 3 | 100    | 600             |       |
| 6              | 0060       | CARPORT F   | 0   | 100 | 16 | 26 | 416.00 | UT | 5.00     | 5.00           | 50        | 1994    | 1994        | 3 | 50     | 1,040           |       |
| 7              | 0070       | CARPORT UF  | 0   | 100 | 12 | 26 | 312.00 | UT | 3.00     | 3.00           | 50        | 1994    | 1994        | 3 | 50     | 468             |       |
| 8              | 0294       | SHED WOOD/  | 0   | 100 | 9  | 9  | 81.00  | UT | 12.00    | 12.00          | 50        | 2009    | 2009        | 3 | 50     | 486             |       |
| 9              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2009    | 2009        | 3 | 100    | 100             |       |
| 10             | 0296       | SHED METAL  | 0   | 100 | 10 | 12 | 120.00 | UT | 11.00    | 11.00          | 100       | 2009    | 2009        | 3 | 100    | 1,320           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 11,475      |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 0200     | C   | MBL HM               | 100 |     | A-1      | 218.00 | 100.00 | 0.50        | AC        |     | 1.00     | 1.00   | 1.50    | 13,000.00  | 19,500.00      | 9,750      |                             |      |         |      |     |    |        |

